

Sirs

I am writing this to show support for adoption of several proposed changes to the CGS Sec. 8-30g. Affordable housing land use appeals procedure.

With regard to HB 5055, which proposes to allow for an alternate calculation method to allow municipalities to receive credit towards the number of affordable housing units located within the municipality, that meet the definition of affordable housing, with exception of the deed restriction requirement. Many municipalities have a number of housing units that meet the current definition of affordable housing, but do not have the required deed restrictions. These units are not counted to show that municipalities, in fact, have affordable housing available.

As HB 5055 has been proposed, these affordable housing units could be used in an alternate calculation method, at a higher percentage than is currently specified by the 8-30g statute.

I am also in support of HB 5056 which proposes to exempt existing age restricted housing from being modified by use of an 8-30g application. Age restricted development are the only developments that allow developers to not follow Federal Fair Housing discrimination requirements by limiting residents within the development to a minimum age, normally 55 years of age, to support retirement communities.

By allowing an 8-30g application to override an existing age restricted community, the residents who have already settled into what they thought would be a retirement community, are now confronted by a change in age demographics, when they believed that they were settling into a quiet retirement community, and now they have a neighborhood that for all intents and purposes was what they left behind when they moved out of their previous dwelling. This I believe is an unfair condition, to those who have chosen to downsize their homes to a quiet, retirement community.

I am also in support of HB 5254 which as proposed amends 8-30g to provide for a minimum number of affordable housing units within a proposed development. The reason I support this amendment is that the current statute has no minimum requirement.

Without any minimum requirement, this allows developers to utilize an 8-30g application, to construct a structure with only three, one bedroom, apartments, with one unit deed restricted. Simply to avoid compliance with local Zoning Regulations and this will do nothing to support any municipality towards its goal of attaining the 10% threshold currently within the statute.

My support of the proposed amendments, is not to minimize nor prohibit the number of affordable housing units within municipalities, or the 8-30g application, but simply to modify current legislation to prohibit developers from using the current 8-30g statute simply to avoid compliance of their developments with local Zoning requirements, and will foster developers to work with municipalities to support future affordable housing needs within their communities.

In closing, for the reasons stated above, I support adoption of HB 5055, HB 5056 and HB 5254.

Respectfully

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